

Subject: Re: Fw: Re: Venice Beach BID Property Assessment for 207 Horizon Ave.
From: Rita Moreno <rita.moreno@lacity.org>
Date: 02/22/2018 08:39 AM
To: LOUIS TRAEGER <lvtraeger@yahoo.com>
CC: Tara Devine <tara@venicebeachbid.com>

Good Morning, Mr. Traeger. You should have received a response to your request to the City Clerk via our new online CPRA portal.

Thank you.

On Mon, Feb 12, 2018 at 11:29 AM, LOUIS TRAEGER <lvtraeger@yahoo.com> wrote:

Dear Ms Moreno,

Thank you for your unsolicited email to me on Nov 17, 2017, providing information about property taxes and City BID assessments on my property at [207 Horizon Ave.](#) Your email did not provide me documents submitted to the Assessor by the City or the Venice BID, which you said put my property on the Assessor's tax roll.

You directed me to Tara Devine at the Venice Beach BID, who, as you see below said the BID has no documents concerning the assessment or taxing of property.

I am making a public records request under all relevant State and City laws, ordinances and regulations to both the City of Los Angeles and the Venice Beach Business Improvement District for all documents which refer or relate to any type of assessment or tax made on my property at 207 Horizon Ave.

This would include copies of all documents actually sent by the City or the BID to the Assessor concerning the taxing or assessment of my property and my payment of any assessment or tax.

The period for which I seek records is January 1, 2016 to the present. I also request that you assist me identifying appropriate documents and clarifying my request as provided for in Government Code section 6253.1

I understand the City attorney requests information go through his office. Thanks.

Louis Traeger

----- Forwarded Message -----

From: LOUIS TRAEGER <lvtraeger@yahoo.com>
To: Tara Devine <tara@venicebeachbid.com>
Cc: Rita Moreno <Rita.Moreno@lacity.org>
Sent: Monday, January 29, 2018, 3:08:21 PM CST
Subject: Re: Venice Beach BID Property Assessment for [207 Horizon Ave.](#)

Hi Tara,

Thank you for your reply. I wish to confirm your response to my specific requests for documents.

In paragraph 2 of my email: Request for a copy of the resolution by the board of directors of the Venice Beach Property Owners Association (Venice BID) authorizing the Venice BID to enter into the Contract with the City of Los Angeles. Your response was that the Venice BID does not possess such documents. Who does have copies of these documents and other Venice BID Board resolutions and Board minutes. Who is the correct person or persons to direct a request for copies?

In paragraph 3 of my email: Request for all documents that paragraph 2.8 of the Venice Bid contract with the City of Los Angeles is required to maintain. Your response were the 2 documents attached to your email identified as [4238010016](#) - Database Record

Zone	AIN	APN	Number	SA Fraction	SA Direction	Name	SA Unit	SA City
Zone 1	4238010016	4238-010-016	207			HORIZON AVE		LOS ANGELES

and [4238010016](#) - Levy Record

Venice Beach BID 2018

APN	Assessment	Agency Acct #
4238010016	2150.52	189.79

These documents are not identified by year. Does the Venice BID keep keep separate yearly records for each property showing the amount assessed each year?

In paragraph 4 of my email: Request for copies of all data compiled by the Venice BID as set out in paragraph 2.9 of the Venice BID contract with the City of Los Angeles that pertains to my property and that was submitted to the Assessor. Your response was that the Venice BID does not possess such documents. Who is compiling the documents set out in paragraph 2.9 of the Venice BID contract with the City of Los Angeles and does the Venice BID maintain copies?

In paragraph 5 of my email: Request for documents provided by the BID to the Assessor that I had paid in full a Venice BID assessment from the City for the period January 1, 2017 through December 31, 2017. Your response was that the Venice BID does not possess such documents. Does the Venice BID maintain any records showing payment by property owners of amounts assessed against their properties by the Venice BID?

Thanks for your assistance.

Louis Traeger

On Thursday, January 25, 2018, 12:36:47 PM CST, Tara Devine <tara@venicebeachbid.com> wrote:

Dear Mr Traeger:

Attached are the records for your property:
- Your APN record from 2018 Levy
- Your APN record from database

NOTE: Your last name appears to be misspelled in Assessor records as Treager (so it is misspelled in our records as well.) To permanently correct this in our records, you must correct it with the Assessor (we pull data from Assessor.)

The BID furnishes the annual levy to the Los Angeles City Clerk, and then does not have any further involvement in the billing process. We do not furnish any documents directly to the Assessor; you have requested information and records about the billing process that the BID does not possess. Questions about the bill document itself, or the time and manner of billing, or the how the billed amounts correspond to the fiscal vs. calendar years should be directed to the Los Angeles City Clerk, who in turn, may need to direct you to the Assessor's office for some information.

Warmest regards,
Tara

On Tue, Jan 16, 2018 at 10:15 AM, LOUIS TRAEGER <lvtraeger@yahoo.com> wrote:

Ms. Devine,

I am in the process of preparing to file a tax appeal with the Los Angeles County Auditor Controller concerning my July 1, 2017 to June 30, 2018 tax bill about the direct assessment from the "Venice Beach BID" on my property at [207 Horizon Ave](#). The appeal form from the Auditor Controller requires me to attach documents to support my appeal application. I was advised by Rita Moreno of the City Clerk's Office to direct further questions to you.

I am attaching a copy of the Contract that I have between the City of Los Angeles and the Venice Beach Property Owners Association (the Contract). Will you please provide me a copy of the resolution by the board of directors of the Venice Beach Property Owners Association (Venice BID) authorizing the Venice BID to enter into the Contract with the City of Los Angeles.

Page 3 paragraph 2.8 of the Contract requires the Venice BID to maintain Assessment Records for properties in the BID. Will you please provide me with copies of all information the BID maintains listed in paragraph 2.8 that pertains to my property.

Page 3 paragraph 2.9 of the Contract requires the BID by June 1, 2017 to prepare assessment data for the Assessor's tax roll for the subsequent tax year which began July 1, 2017 and ends June 30, 2018. Will you please provide me copies of all data compiled by the BID as set out in paragraph 2.9 that pertains to my property and that was submitted to the Assessor.

Was the Assessor provided information from the BID or the City that I had already paid in full a BID assessment from the City for the period January 1, 2017 through December 31, 2017? Would you provide me all documents that the BID has and which were sent to the Assessor showing that information.

The Contract with the City requires the billing of assessments to comply with and correspond to the Assessor's Tax Rolls and Tax year. Ms Moreno seems to suggest that this did not happen. Did assessment information sent to the Assessor include any BID assessment for the period July 1, 2018 through December 31, 2018? Would you provide me all documents that the BID has showing that information.

Thank you for your assistance,
Louis Traeger

----- Forwarded Message -----

From: Rita Moreno <rita.moreno@lacity.org>
To: LOUIS TRAEGER <lvtraeger@yahoo.com>
Cc: Jose Flores <jose.flores@lacity.org>; Tara Devine <tara@venicebeachbid.com>
Sent: Friday, November 17, 2017, 5:46:59 PM CST
Subject: Venice Beach BID Assessment for 2017 and 2018

Dear Mr. Traeger,

I understand you have questions regarding the \$2,150.52 assessment billed you by our office for the period covering January 2017 to December 2017, and the same amount being billed by the County Assessor for 2018.

Assessments for the Venice Beach BID are billed for each calendar year of operation. Given the BID's late establishment in 2016, we did not have the opportunity to place the assessment on the County Assessor's tax roll. However, we were able to do so this year for 2018. The County's tax year is different from the BID's assessment year. Regardless of how the County bills for taxes, the BID assessment included covers the 2018 calendar year from January 2018 to December 2018.

Any further questions can be directed to the Venice Beach BID. I have copied Tara Devine who works for the BID.

Thank you.

Rita

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Rita Moreno
City of Los Angeles
Office of the City Clerk
Neighborhood and Business Improvement District Division
[200 N. Spring Street, 3rd Floor #395](#)
[Los Angeles, CA 90012](#)
[Office](#) (213) 978-1122
Fax (213) 978-1130

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Rita Moreno
City of Los Angeles
Office of the City Clerk
Neighborhood and Business Improvement District Division
200 N. Spring Street, 3rd Floor #395
Los Angeles, CA 90012
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Fax (213) 978-1079